

**REDEVELOPMENT AGENCY AGENDA**  
**MEETING OF: AUGUST 4, 2004**

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT [www.kclv.tv](http://www.kclv.tv). THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

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**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

**Fiscal Impact**

☒

No Impact

**Amount:**

☐

Budget Funds Available

**Dept./Division:**

☐

Augmentation Required

**Funding Source:**

**PURPOSE/BACKGROUND:**

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

**RECOMMENDATION:**

Report only; no action required

**BACKUP DOCUMENTATION:**

None

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING ACCEPTANCE OF A TRANSFER OF TITLE BY QUITCLAIM DEED TO THE REDEVELOPMENT AGENCY FROM THE CITY OF LAS VEGAS FOR THE HISTORIC FIFTH STREET SCHOOL BUILDING AND SITE (APN 139-34-303-001) - WARD 1 (MONCRIEF) [NOTE: THIS ITEM IS RELATED TO COUNCIL ITEM #46]

**Fiscal Impact**

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

The Redevelopment Agency Board has allocated up to \$1,000,000 in Redevelopment Special Project Funds during FY 2005 toward the renovation and reuse of the historic Fifth Street School building and site as a commercial retail and academic campus in the heart of the Office District. Given that the Redevelopment Agency will manage the property and future investments in it, staff feels that it is appropriate to accept title to the real property and manage it as a redevelopment asset for the community.

**RECOMMENDATION:**

Authorize the Redevelopment Agency to accept Quitclaim Deed.

**BACKUP DOCUMENTATION:**

Quitclaim Deed

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**DEPARTMENT: CITY CLERK**

**DIRECTOR: BARBARA JO (RONI) RONEMUS, SECRETARY TO THE AGENCY**

**SUBJECT:**

REPORT OF DECLARATIONS OF INTEREST IN PROPERTY LOCATED IN THE  
EXISTING REDEVELOPMENT AREAS

**Fiscal Impact**

☒

No Impact

**Amount:**

☐

Budget Funds Available

**Dept./Division:**

☐

Augmentation Required

**Funding Source:**

**PURPOSE/BACKGROUND:**

The Nevada Community Redevelopment Law (NRS 279.454) requires any officer or employee of the City who participates in the formulation of or approval of plans or policies for the redevelopment area to disclose any direct or indirect financial interest he/she has in said property; and, if any officer or employee owns, purchases or acquires any interest in such property, they shall make a written disclosure of said interest on the minutes of both the City Council and the Redevelopment Agency.

**RECOMMENDATION:**

Report only. By receiving this report, the Agency acknowledges the names of those persons filing a Disclosure of Interest as indicated in Attachment C and that Attachment C is made part of the minutes of today's Redevelopment Agency Meeting.

**BACKUP DOCUMENTATION:**

1. Agenda Memo containing procedure used by Secretary to the Agency for appropriate filings
2. Distribution List (Attachment A)
3. Name and title of City employees submitting Disclosure of Interest forms (Attachment B)
4. Completed filings for those persons with an interest to declare (Attachment C)

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**REDEVELOPMENT AGENCY MEETING OF: AUGUST 4, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

**SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO RATIFY THE EXECUTION OF THE FOURTH AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH EDMOND TOWN CENTER, LLC, FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

**Fiscal Impact**

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

On July 21, 2004, the Redevelopment Agency directed staff to extend the deadline to resume construction to October 5, 2004, in consideration of an additional earnest deposit of \$80,000 and a proof of financing commitment letter which have been provided by Edmond Town Center, LLC. The Executive Director has executed the Fourth Amendment. This action will ratify the Executive Director's execution of the Fourth Amendment by the Redevelopment Agency Board of Directors.

**RECOMMENDATION:**

Approval.

**BACKUP DOCUMENTATION:**

1. Site Map
2. Disclosure of Principals
3. Fourth Amendment to the Disposition and Development Agreement
4. Proof of financing commitment letter

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CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.